

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Minutes – February 22, 2014 Special Meeting

Sue Meredith declared the meeting open at 9:05 a.m. after the Pledge of Allegiance.

Present at roll call: JPC Members Jack Richter, Shelley Greene, Sue Meredith, Chris Jones, Debra Franke, Eugene Allen; alternates Irene Dunham Thayer and Mike Foust; and Zoning Administrator Craig Meredith. Absent: Peggy Minster, Don Suchocki, Jim Brand (excused). Guest: Mark Eidelson.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Agenda accepted as presented.

Approval of Minutes. Debra moved, seconded by Eugene to accept the February 18 special meeting minutes; motion carried.

Joint Zoning Ordinance Initial Draft

Mark Eidelson referenced the November 7 minutes regarding the ZBA. The law is vague on joint zoning boards of appeal, but he recommended staying within municipal boundaries when selecting alternates.

Article 8 – Standards and Regulations for Specific Land Uses

Section 8.4: add B6 to say state licensing is required.

Section 8.4(B)3: sentence will read "...40 campsites, providing the approving body..."

Sections 8.5 and 8.6: Mark is aware of typos.

Section 8.11 (B)6: hazardous material discussion; Mark to delete reference to Clerk and change to Fire Department to address JPC's concerns. Sue asked if each entity is required to have phone number (for the business in an emergency); Mark did not know but recommended requiring the information before a permit is approved and making sure it is filed with the Fire Department.

Section 8.13(A): decided to keep the 100' junkyard setback as is; Mark said there is no right or wrong but would not go much less than 60'. Standard requires a solid wall or fence eight feet high; junkyards are planned for the Industrial District by special use.

Section 8.14(A): Mark clarified this covers commercial kennel operations, not pets. Gene asked about future kennels next to currently vacant lots. Decision was made to change to a minimum 60' setback from a lot line on vacant property and 100' from an existing residence. Mark pointed out it is not unreasonable to encounter situations that cause the JPC to look differently at the zoning ordinance when reviewing an application. These should be put on an amendments consideration list; do not hesitate to amend the ordinance if it's the right thing to do.

Section 8.14(B)1: Mark said it is very common to require the prevention of fleas. Mark is comfortable adding "fleas" to the existing "...accumulation of flies..."

Section 8.17(B)6b: square footage will be changed to 720 from 750.

Section 8.19(B)4b: Mark will insert phrases stating that compliance with the Natural Rivers Zoning is required and will be subject to site plan review.

Section 8.19(B)7: decision was made to remove this Fire Protection section. It was viewed as a restrictive burden to require a public water source in an open space; leave decision to the developer.

Section 8.20: helicopter pad will be added.

Section 8.21: "area" will be added after Thompsonville.

Section 8.23(B)3: no action regarding vacuum noise. Mark is not aware of any modern car wash that does not recirculate water or use settling tanks and oil traps to meet environmental requirements. Mark felt it would be too stringent to require it in the ordinance; site plan review requires compliance with state and federal regulations.

Section 8.24: Mark reviewed the definitions. After discussion, decision was to keep as is.

Section 8.25: Mark will revise this to address different types and safety.

Section 8.25(B)9: Typo will be corrected.

Article 10 – Signs

Section 10.3(A)4h: Mark clarified this; a permit is not required but the standard must be met.

Section 10.3(B)2: will be changed to read “...shall be used *to* accommodate...”

Section 10.3(C)5: no issue.

Section 10.3(E)4: add ‘feet’ after one hundred (100).

Section 10.3(E): townships have no right to regulate signs in a public right-of-way. Villages and cities have the right to authorize.

Section 10.4(A): setback is stated in opening sentence; no issue.

Section 10.4(A)1: this was explained as an identifier such as the address; okay as is.

Section 10.4(A)3c: will change to “...four (4) feet in height...”

Section 10.4(A)14e: public event time limit item will be removed.

Section 10.6: Mark explained off-premises highway signs. This applies to commercial property on M115.

Section 10.7: periods will be added.

Table 10-1 Provision 5g: okay as is; Mark clarified projecting internally illuminated signs.

Article 11 – Off-Street Parking and Loading

Section 11.2(D): change to ‘premises.’

Section 11.3(E)1: change to ‘set back.’

Section 11.3(F): add Lighting section number.

Section 11.3(J): non-invasive plant species will be addressed.

Section 11.4(B)2: the additional parking space refers to an employee who works for the complex.

Section 11.4(C)3c: okay as is.

Section 11.4(C)4d: “reserve” parking is for vehicles waiting to use the car wash.

Sue asked about the Americans with Disabilities Act and handicapped parking. Mark said it is addressed in Section 11.2(G).

Section 11.4(C)4e: Mark will revise/clarify the self-service car wash parking requirement.

Miscellaneous Items

Mark intends to provide a fully revised zoning ordinance by the end of March. Within a week he will submit provisions on Lighting, Medical Marijuana and Solar Energy. He explained options for Medical Marijuana, and it was decided to follow current terms of the Act rather than allow storefronts. For solar energy, two types will be addressed to keep it simple: 1) private serving the property it is on and 2) utility grade system like a wind energy farm. He asked the JPC to review these provisions at the March 6 meeting and provide initial comments so they can be included in the revised draft.

Mark recommended reviewing the revised draft, article by article, for revisions that may be required; move on if there are no concerns. Substantive changes will be listed in a table. He cautioned everyone to “cross off” any notes in their draft so nothing is overlooked to cause delay. The schedule calls for two more meetings before a public hearing is held. These may include the legislative bodies

if desired. Craig asked if they would be joint or separate. Mark said it should be a joint meeting; if there is an issue everyone needs to know about it. Also, the budget does not allow for separate meetings. He also noted there is no value in meeting if the draft ordinance has not been read. In his experience, some members of legislative bodies are slow to read it until just before the adoption date. The meeting can be educational up to a point, but not being prepared takes away from trying to address particular concerns of the JPC or officials. Shelley said officials have been alerted on progress to date.

March 6 Meeting Agenda

Sue said the agenda will include Lighting, Medical Marijuana and Solar Energy provisions, ZBA general discussion on candidates/suggestions and bylaws update. Shelley will ask Peggy about Capital Improvements. Craig will review the Benzie County annual report on Building Code and Safety Enforcement.

Adjournment

Jack moved, seconded by Debra to adjourn at 12:15 p.m. Next meeting is March 6 at 6:30 p.m. at the Village hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.